



Buncombe County Government
Zoning Vested Right

Planning and Development
www.buncombecounty.org

46 Valley Street
Asheville, NC 28801
Telephone (828) 250-4830
Fax (828) 250-6086

Please complete all sections of this form for application of a zoning vested right.

A. CONTACT INFORMATION

Catalyst Capital Partners, Beau McIntosh
Petitioner's Name
1600 Camden Road, Suite 200
Mailing Address
Charlotte, NC 28203
Town/City, State and Zip
704-461-3040
Telephone
beau@catalystcp.com
Email Address

CCP-SH Crossroads Manager, LLC
Owner's Name (if different from Petitioner)
1600 Camden Rd. Suite 200
Mailing Address
Charlotte, NC 28203
Town/City, State and Zip
704-877-5681
Telephone
beau@catalystcp.com
Email Address

OFFICE USE ONLY:

Date received: _____
Case number: _____
Scheduled Board of Adjustment Hearing: _____

B. PROCEDURE TO ESTABLISH A ZONING VESTED RIGHT

Please provide the information requested below (if necessary please provide the information on a separate sheet of paper):

A request is hereby made to the Board of Adjustment of Buncombe County for a Zoning Vested Right for my requested Conditional Use Permit(s) and/or variance(s) for

PIN(s): 9627-89-6780

and address(es): 20 S. Bear Creek Road, Asheville, NC 28806

(a) I, the petitioner, am requesting a zoning vested of ⁵ years be established upon approval of a site specific development plan.

(b) I, the petitioner, have labeled the site specific development plan submitted with my request for a Conditional Use Permit(s) and/or variance(s) with the following statement:

Approval of this plan establishes a zoning vested right under G.S. 153A-344.1. Unless terminated at an earlier date, the zoning vested right shall be valid until (date which the vested right shall expires).

(c) The Board of Adjustment may provide that rights shall be vested for a period exceeding **two years** but not exceeding **five years** where warranted in light of all relevant circumstances, including, but not limited to, the size of the development, the level of investment, the need for or desirability of the development, economic cycles, and market conditions. *Please indicate why you require a vested right greater than 2 years on the lines below.*

This is a 55-acre parcel of land that anticipates building 660 multi-family units in multiple phases. Given the size of this tract and the intended phased build-out and development of the tract, the applicant would like to have additional security in the land use entitlements. This request is all the more important during this uncertain economic time driven by COVID-19 concerns and corresponding responses from lenders and consumers.

C. CERTIFICATION AND SIGNATURE

I hereby certify that I am the owner, contractor, or authorized agent of the owner, and the above information is correct to the best of my knowledge. Any information given that is incorrect will cause this application to become null and void.


Signature of Petitioner

9 3 2020
Month Day Year